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3406699 07/28/2006 02:32P Weld County, CO
1 of 2 R 21.00 D 0.00 Steve Moreno Clerk & Recorder

FINAL PLAT
OAK MEADOWS VILLAGE
TOWN OF FIRESTONE, WELD COUNTY
STATE OF COLORADO
SHEET 1 OF 2

OWNERSHIP AND DEDICATION:

Know all men by these presents, that the undersigned Oak Meadows Commercial, LLC being the owner of the land shown in this Final Plat and described as follows:

A tract of land located in the Southwest ¼ of Section 6, Township 2 North, Range 67 West of the 6th P.M., Town of Firestone, County of Weld, State of Colorado, described as follows:

Considering the South line of the Southwest ¼ of said Section 6 as bearing South 89°12'33" East and with all bearings contained herein relative thereto:

Commencing at the Southwest Corner of said Section 6; thence along the South line of the Southwest Quarter of said Section 6 South 89°12'33" East, 49.09 feet; thence, departing said South line, North 00°47'27" East, 73.38 feet to a point on the East right-of-way line of Colorado Boulevard, said point being the POINT OF BEGINNING; thence along said East right-of-way line, North 00°04'31" East, 492.78 feet; thence departing said East line, South 89°55'29" East, 389.00 feet; thence South 80°08'29" East, 243.37 feet; thence South 58°43'01" East, 221.18 feet; thence North 89°41'56" East, 123.19 feet; thence North 65°52'46" East, 222.69 feet to a point on the West right-of-way line of Oak Meadows Boulevard; thence along said West right-of-way line by the following five courses and distances, along a non-tangent curve concaved to the West having a central angle of 39°54'35" with a radius of 323.00 feet, an arc length of 224.99 feet and the chord of which bears South 19°09'50" East, 220.47 feet; thence North 89°12'33" West, 7.00 feet; thence South 00°47'27" West, 190.18 feet; thence North 89°12'33" West, 37.81 feet; thence South 02°07'55" West, 46.21 feet to a point on the North right-of-way line of Firestone Boulevard; thence along said North right-of-way line by the following seven courses and distances, North 87°52'05" West, 400.48 feet; thence North 86°02'20" West, 12.76 feet; thence along a curve concaved to the South having a central angle of 03°58'36" with a radius of 2120.00 feet, an arc length of 147.14 feet and the chord of which bears North 88°01'36" West, 147.11 feet; thence North 87°52'05" West, 82.94 feet; thence along a curve concaved to the South having a central angle of 07°01'08" with a radius of 1530.00 feet, an arc length of 187.43 feet and the chord of which bears South 88°37'21" West, 187.31 feet; thence South 85°06'47" West, 5.79 feet; thence South 89°35'33" West, 332.26 feet to the Point of Beginning.

The above described tract of land contains 11.994 acres more or less and is subject to all easements and rights-of-way now on record of existing.

Have laid out, subdivided and platted said land as per drawing hereon contained under the name and style of **OAK MEADOWS VILLAGE**, a subdivision of a part of the Town of Firestone, County of Weld, State of Colorado, and by these presents do hereby dedicate to the Town of Firestone the streets, avenues (and other public places, tracts/outlots) as shown on the accompanying plat for the public use thereof forever and does further dedicate to the use of the Town of Firestone and all serving public utilities (and other appropriate entities) those portions of said real property which are so designated as easements as shown.

It is expressly understood and agreed by the undersigned that all expenses and costs involved in constructing and installing sanitary sewer system works and lines, water system works and lines, gas service lines, electrical service works and lines, landscaping, curbs, gutters, street pavement, sidewalks, and other such utilities and services shall be guaranteed and paid for by the Subdivider or arrangements made by the subdivider thereof which are approved by the Town of Firestone, Colorado, and such sums shall not be paid by the Town of Firestone, and that any item so constructed or installed when accepted by the Town of Firestone shall become the sole property of said Town of Firestone, Colorado, except private roadway curbs, gutter and pavement and items owned by municipality franchised utilities, other serving public entities and/or Qwest, Inc., which when constructed or installed shall remain and/or become the property of such municipality franchised utilities, other serving public entities, and/or Qwest, Inc. and shall not become the property of the Town of Firestone, Colorado.

Owner:
Oak Meadows Commercial, LLC

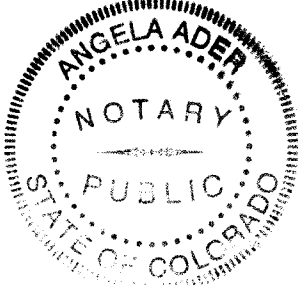
By: Gary Berger
Gary Berger

NOTARIES CERTIFICATE:

STATE OF COLORADO)
(SS
COUNTY OF WELD)

The foregoing instrument was acknowledged before me this 17th day of May, 2006, by Gary Berger.

Witness my hand and official seal.



Notary Public

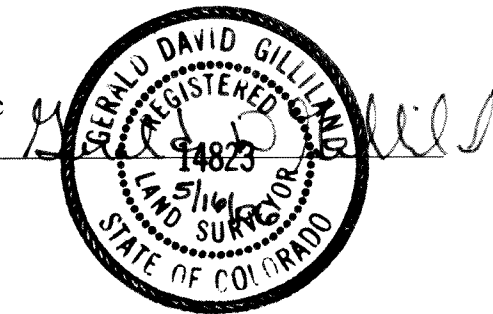
My commission expires 12/31/08

PURCHASE COPY

SURVEYOR'S STATEMENT:

I, Gerald D. Gilliland, a Registered Professional Land Surveyor in the State of Colorado, do hereby state that the survey of **OAK MEADOWS VILLAGE** was made by me directly or under my supervision on or about this 16th day of May, 2006, and that the accompanying Plat accurately and properly shows said subdivision and the survey thereof.

Northern Engineering Services, Inc
Gerald D Gilliland, PLS
Reg. No. 14823



NOTES:

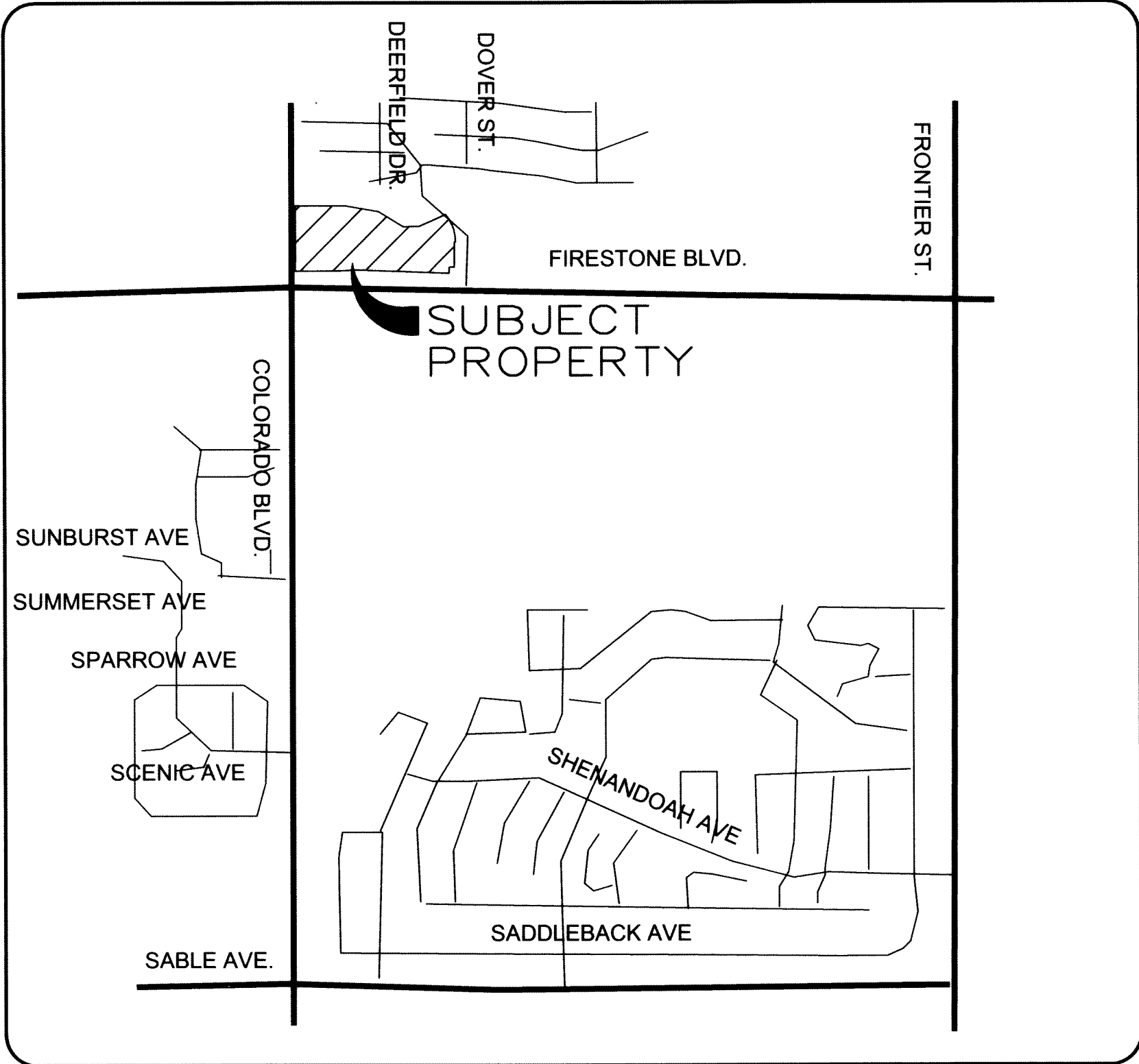
- 1) According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of certification shown hereon.
- 2) The Basis of Bearings is the South line of the Southwest Quarter of Section 6, Township 2 North, Range 67 West as bearing South 89°12'33" East as monumented on this Plat. Bearings were established from the Town of Firestone coordinate system.
- 3) Firestone Benchmark is BM 24, elevation 4849.195 - marked "X" on South end of headwall at Southeast corner of the intersection of Firestone Boulevard and Colorado Boulevard.
- 4) Shared access for ingress and egress shall include all access driveways, drives, aisle ways, maneuvering and parking areas except for private loading areas, all as are described within the Declaration of Reciprocal Easements and Restrictions for the Oak Meadows Village. Said shared access shall be for the common use and maintenance of all users, public and private, and owners of this planned development. Vehicular and pedestrian movements shall be provided for and permitted across all property lines at all times regardless of future ownership and platting actions.
- 5) According to FEMA FIRM Panel No. 080266 0855 C revised September 28, 1982, this property is not within a 100-year flood boundary.
- 6) Chicago Title of Colorado, Inc.'s Commitment Number 1388053 dated March 15, 2005 was entirely relied upon for recorded Rights-of-way, easements, and encumbrances in the preparation of this plat.
- 7) Improvements within the access easements designated hereon shall be for public access and shall be privately owned and maintained. The Town of Firestone shall not own or maintain such improvements.
- 8) No structures allowed within 150 foot well setback.

TOWN:

This is to certify that the Plat of Oak Meadows Village was approved on this 8th day of December, 2005, by Resolution No. 0539 and that the Mayor of the Town of Firestone on behalf of the Town of Firestone, hereby acknowledges said Plat upon which this certificate is endorsed for all purposes indicated hereon.

Mayor

Attest: Judy Hegwood
Town Clerk



VICINITY MAP
1"=1000'

OWNER:
Mr. Gary Berger
Oak Meadows Commercial, LLC
P.O. Box 272059
Fort Collins, CO 80527
Phone#: (970) 225-2232

DEVELOPER:
Mr. Gary Berger
Oak Meadows Commercial, LLC
P.O. Box 272059
Fort Collins, CO 80527
Phone#: (970) 225-2232

ENGINEER/SURVEYOR:
Northern Engineering Services, Inc.
200 S. College Ave., Suite 100
Fort Collins, CO 80524
Phone#: (970) 221-4158

FIRESTONE INFORMATION BLOCK	
NAME OF SUBMITTAL	OAK MEADOWS VILLAGE
TYPE OF SUBMITTAL	FINAL PLAT
FILING NUMBER	N.A.
PHASE NUMBER	N.A.
PREPARATION DATE	29 NOV 05
REVISION #1	6 JAN 06
REVISION #2	3 MAY 06
REVISION #3	-
TOWN BOARD RESOLUTION No.	0539
SHEET	1 OF 2

FINAL PLAT OF OAK MEADOWS VILLAGE
TOWN OF FIRESTONE
WELD COUNTY, COLORADO

Sheet
1
Of 2 Sheets

NOTICE:
According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years after the date of the certificate shown hereon.

SECTION:
SW ¼ SECTION 6
TOWNSHIP:
T2N
RANGE:
R67W of the 6th PM


NORTHERN
ENGINEERING
200 South College Avenue, Suite 100
Fort Collins, Colorado 80524
PHONE: 970.221.4158 FAX: 970.221.4159
www.northernengineering.com

PROJECT:
CNC: 04-043
DESIGNED BY:
N/A
DRAWN BY:
L. Smith
DATE:
05/03/06
SCALE:
N.A.
REVIEWED BY:
G. Gilliland

SECTION: SW 1/4 SECTION 6	TOWNSHIP: T2N	RANGE: R67W of the 6th PM
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**NORTHERN
ENGINEERING**

PHONE: 970.221.4158 FAX: 970.221.4159
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200 South College Avenue, Suite 100
Fort Collins, Colorado 80524

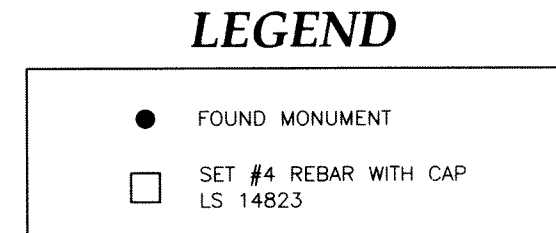
PROJECT: OMC: 04-043	DATE: 05/03/06
DESIGNED BY: N/A	SCALE: N/A
DRAWN BY: L. Smith	REVIEWED BY: G. Gilliland

OWS VILLAGE
ONE
ORADO

**TOWN OF FIRESTONE
WELD COUNTY, COLORADO**

Sheet
2
Of 2 Sheets

FINAL PLAT OF OAK MEADOWS VILLAGE



CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C112	54°02'11"	70.00'	66.02'	S 69°33'02" W	63.60'
C113	22°01'26"	190.00'	73.03'	N 85°33'24" E	72.59'
C114	8°03'01"	244.02'	34.29'	S 78°34'12" W	34.26'
C115	11°14'18"	323.00'	6.98'	N 38°29'59" W	6.98'
C116	51°19'25"	323.00'	30.01'	N 35°13'07" W	30.00'
C117	1°46'42"	323.00'	10.03'	N 34°00'03" W	10.003'
C118	0°44'57"	323.00'	4.22'	N 30°24'14" W	4.22'
C119	90°42'57"	15.00'	23.75'	N 44°34'01" W	21.35'
C120	0°40'32"	2120.00'	25.00'	N 89°20'06" W	25.00'
C121	2°57'32"	2120.00'	109.48'	N 87°31'04" W	109.47'
C122	13°07'19"	150.00'	341.09'	S 81°59'26" E	272.21'
C123	13°20'29"	60.00'	138.59'	N 89°12'33" W	109.77'
C124	129°09'04"	60.00'	135.25'	N 89°12'33" E	108.38'
C125	3°03'49"	323.00'	17.27'	N 28°29'51" W	17.27'

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C126	0°49'50"	2120.00'	30.74'	N 88°34'55" W	30.74'
C127	7°45'57"	175.00'	23.72'	S 83°12'30" W	23.70'
C128	15°07'55"	1700.00'	44.90'	N 75°25'32" W	44.77'
C129	35°10'46"	15.00'	9.21'	N 50°16'12" W	9.07'
C130	22°20'28"	75.00'	29.24'	S 43°51'03" E	29.06'
C131	35°10'46"	15.00'	9.21'	N 38°08'54" W	9.07'
C132	15°07'55"	1700.00'	44.90'	N 12°59'33" W	44.77'
C133	15°07'55"	1700.00'	44.90'	S 14°34'28" W	44.77'
C134	29°15'56"	15.00'	7.66'	S 42°41'13" W	7.58'
C135	56°26'34"	75.00'	73.88'	N 29°05'54" E	70.93'
C136	17°36'49"	35.00'	10.76'	S 47°00'22" W	10.72'
C137	28°45'38"	1700.00'	85.33'	S 70°11'35" W	84.44'
C138	1°38'37"	2140.00'	61.39'	N 88°10'39" W	61.38'
C139	3°12'12"	297.80'	16.65'	N 25°25'27" W	16.65'
C140	6°15'26"	293.00'	32.00'	N 27°08'28" W	31.98'